

Sarah Wootton
[REDACTED] Arthur St. N
Guelph, ON [REDACTED]
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December 2, 2024
City of Guelph
City Hall
1 Carden Street
Guelph, ON N1H 3A1

Subject: Parking Concerns on Arthur St. North

Dear City Officials,

I am writing to reiterate a critical issue regarding the current and future parking situation on Arthur Street North. As a long-standing resident, I am deeply concerned that the proposed 8 Mitchell Street development (OZS24-011) will exacerbate an already strained parking situation, adversely impacting both current residents and those who may move into the new development.

At present, parking on Arthur Street North is insufficient to meet the needs of residents who do not have driveways. This lack of availability often leaves us struggling to find parking near our homes, especially during peak times. If the proposed development proceeds without adequate planning for parking or without permitted spots being designated for the five homeowners who do not have a driveway, it will *severely disrupt the quality of life* for existing residents in the following ways:

- **Insufficient parking for current residents:** The five homeowners on Arthur St. North without driveways already face challenges in securing parking. The addition of more residents without providing sufficient parking solutions will make it nearly impossible for us to park near our homes.
- **Parking limitations for new residents and guests:** The development's planned parking capacity of 12 spaces is inadequate to accommodate both the new tenants and their visitors. This will inevitably lead to overflow parking on Arthur Street North, creating further congestion.
- **Increased strain and conflict:** Without designated parking for existing residents, there will be heightened competition for limited spaces. This will result in added stress, potential conflicts, and a negative impact on community relations. Residents may face increased anxiety about finding parking, long walks to carry groceries, and the frustration of maintaining cleared parking spots in winter only to have them taken by others.

To address these concerns, I strongly urge the City to implement the following measures:

1. **Designate permitted parking spots:** Assign permitted parking spaces to the five residents of Arthur St. North who do not have driveways. This would ensure fair access to parking for long-time residents who rely on street parking.
2. **Inform new tenants of parking constraints:** Require developers to clearly communicate to prospective tenants that only 12 parking spaces are available for the new property, and that on-street parking is not an option.
3. **Respectful planning for increased density:** While we understand the City's goal to increase housing density, it must be done in a manner that respects and preserves the

quality of life of existing residents. Adequate infrastructure, including parking, is essential to achieving this balance.

As residents who care for our properties, pay taxes, and contribute to the community, we should not be forced to endure significant disruptions or consider relocation due to poorly planned developments. We ask that the City take swift and decisive action to address this issue before it escalates further.

Thank you for your attention to this matter. I look forward to hearing about the steps the City will take to ensure that the concerns of Arthur St. North residents are addressed.

Sincerely,

Sarah Wootton
Arthur St. North Resident

December 3, 2024

Subject: December 10, 2024, Planning Council

Re: 8 Mitchell Street Proposed Zoning By-law Amendment File OZS24-011, 2024-445

Dear Mayor Guthrie and City Councillors,

I am writing to express my concerns regarding the proposed 8 Mitchell Street development in our neighborhood and to emphasize my **strong support for our community funded heritage district designation study**. While I appreciate the need to use this site for low density housing, I believe that this particular project, in its current iteration, would have an unfavourable impact on our neighbourhood due to its unsympathetic design and calamitous effect on an already unmanageable parking situation on both Arthur and Mitchell streets and our neighbourhood as a whole.

Parking is a major issue with this proposal. While the proposed development meets minimum parking requirements according to the zoning by-law, **it does not consider the heightened pressure it would place on an already over-taxed street parking**. Properties directly adjacent the proposed development have no private parking, given their historic nature, and rely on street parking that is in demand not just by these residents, but by other renters and those visiting the downtown and businesses on Eramosa Road. The addition of four parking spots to the rear of the units will not be enough to provide parking for the new residents and I request that alternative solutions be considered, mainly permitted parking spots to the current residents of Arthur St. N who have historical homes without driveways. Restricting on-street parking for residents should also be a tool considered by the City of Guelph to help alleviate parking concerns.

Second, the proposed units are **not in keeping with the character of our historic neighborhood**. Although elevation details have not been provided to the community, the site plan shows garages that are prominent at the front of the properties and the front of the property is essentially a wide swath of concrete with no green space to offset this harsh and out of character frontage. Our neighbourhood has a special character that features buildings close to the sidewalk with side and rear driveways, with front gardens and lots of trees. We respectfully request that parking for the new development be contained and expanded into the side and rear yards of these units, avoiding the appearance of sub-urban driveways in our historic area. Additionally, consultations with registered arborists have indicated that there will be extensive damage to several mature walnut trees on neighbouring properties likely leading to their demise; this is in addition to the several mature walnut and sugar maple trees on the property that will be removed. These mature trees contribute significantly to the mature tree canopy in our neighbourhood and the loss of these trees will change the landscape, views, and temperatures of surrounding properties.

In reviewing the renderings provided by the developers and based on other proposals by the same developers I am concerned that their buildings will be cookie-cutter developments that have not responded to the existing character of our neighbourhood. While the zoning by-law may not address the aesthetics of a proposed development, as there is no requirement for site plan for this property and therefore no other opportunities to participate in a public process regarding this

development, I request that more information about the building designs be shared with the community with the intention to arrive at a design that contributes to the character of our neighbourhood, rather than detracting from it. I believe that development on this property can be accomplished in a manner that works well for the community as well as providing increased density. **The neighbourhood is willing to work with the developers to arrive at collaborative solutions to the issues raised.**

Finally, I request that Guelph City Council defer the decision on this application to a future date to provide time for the developer and community to work together, rather than placing us in an adversarial position at the Ontario Land Tribunal. And to provide clear and consistent guidance for future development and to conserve our neighbourhood's unique character, **I support the undertaking of a heritage conservation district study for the Wolfond Park area and the passing of the study area by-law to restrict development for one year.** Please see below for my recommendations regarding this matter.

Thank you for your consideration.

Sincerely,

Sarah Wootton
Arthur St. North Resident

Recommendations to Council:

That Guelph City Council defer the decision regarding the 8 Mitchell Street Proposed Zoning By-law Amendment File OZS24-011, 2024-445 and request the applicant work with the community to consider alternative solutions to issues related to building design, tree preservation and parking; and

That Guelph City Council restrict on-street parking on Arthur Street North to residents with permits only; and

That Guelph City Council undertake a heritage conservation district study to be led and funded by the Wolfond Resident's Association; and

That, in accordance with Section 40.1 (1) of the Ontario Heritage Act, Guelph City Council pass a by-law to designate the area bounded by Delhi Street, Eramosa Road, the Speed River and Spring Street/the Homewood property as a heritage conservation study area for a period of one year in order to halt the erection, demolition or removal of buildings or structures in the heritage conservation study area.